



PLANNING AND DEVELOPMENT

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Mrs Kate Limbert
Avison Young
6th Floor
1 City Square
Leeds
LS1 2AL

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00964/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (Contamination) and 11 (Materials) on planning permission 22/00571/PSID
Location:	Kingsway Park High School , Turf Hill Road, Rochdale, Rochdale, OL16 4XA

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 8 Prior to commencement of each phase of the development as set out in the approved CEMP an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before each phase of the development commences. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

Each phase of the development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report shall be submitted to and approved in writing by the Local Planning Authority before each phase of the development as set out in the approved CEMP is first brought into use.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The submitted analytical test report ref. L24/07091/CMT - 24-48249 is accepted. The development shall be carried out in accordance with the approved remediation strategy in order to comply with the requirements of the condition.

- 11 Notwithstanding any description of materials in the application, no above ground construction necessary for each phase of the development (as set out in the approved CEMP) shall take place until samples and/or a full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials, and where brickwork is proposed, details of the bonding pattern. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Decision: The following submitted plans are accepted:

- o SRP1020-AHR-01-ZZ-DR-A-06400_Elevations_P09
- o SRP1020-AHR-02-ZZ-DR-A-06400_Building Elevations_P12
- o SRP1020-AHR-ZZ-XX-DR-A-08400_Existing and Proposed Elevations from Turf Hill Rd P10
- o SRP1020-AHR-06-XX-DR-A-06450 - Proposed Canopy Elevations P03

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services